

## **O. PORT HURON**

### **1. OVERVIEW**

#### **City Location & History**

Port Huron is located at the mouth of the St. Clair River and Lake Huron, 63.0 miles northeast of Detroit on the southeast coast of Michigan's lower peninsula. It was settled in 1814, became the seat of St. Clair County in 1820, and was incorporated as a city in 1857. Port Huron grew quickly after 1850 due to shipbuilding and lumbering. During the second half of the 19<sup>th</sup> century, the local economy included wagon and iron makers, flourmills, and farm implement and furniture makers. Port Huron was an important entry point for Canadian goods and immigrants, many of whom stayed. Today, Port Huron is a shipping center, with railroad facilities and manufacturers of building materials, metal and paper products, chemicals, and consumer goods. Port Huron is home to the largest city-owned marina, St. Clair Community College, Baker College's Port Huron campus, an auditorium/cultural center, and museums. It is on the western side of the Blue Water Bridge, connecting Michigan to Ontario, Canada. Over 100,000 people visit Port Huron each summer to experience Lake Huron boat racing.

Port Huron is located at the intersection of Interstate 94 (Detroit southwest) and Interstate 69 (Flint west). In 2007 it was estimated that Port Huron had 31,196 people living in 12,723 households within 8.0 square miles.

#### **Downtown Study Area Delineation & Boundaries**

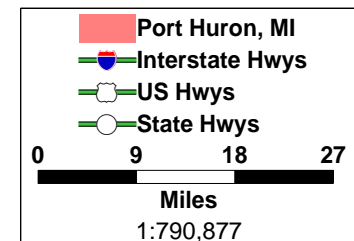
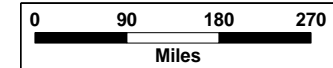
The Port Huron Downtown Study Area (DSA) was established after a driving tour of the inner city and consultation with city officials. The following four factors influenced the final delineation: (1) exclusion of single-family neighborhoods, (2) inclusion of the Central Business District, (3) general adherence to downtown development authority boundaries, and (4) recognition of significant natural and man-made barriers. For this study, the Port Huron DSA is generally described as follows:

- North boundary: Thomas Edison Drive
- East boundary: St. Clair River
- South boundary: Oak Street
- West boundary: 6th Street / 10<sup>th</sup> Street / Pine Grove Avenue / Railroad Tracks

The geographic center of the DSA is the intersection of Huron Avenue and McMorran Boulevard.

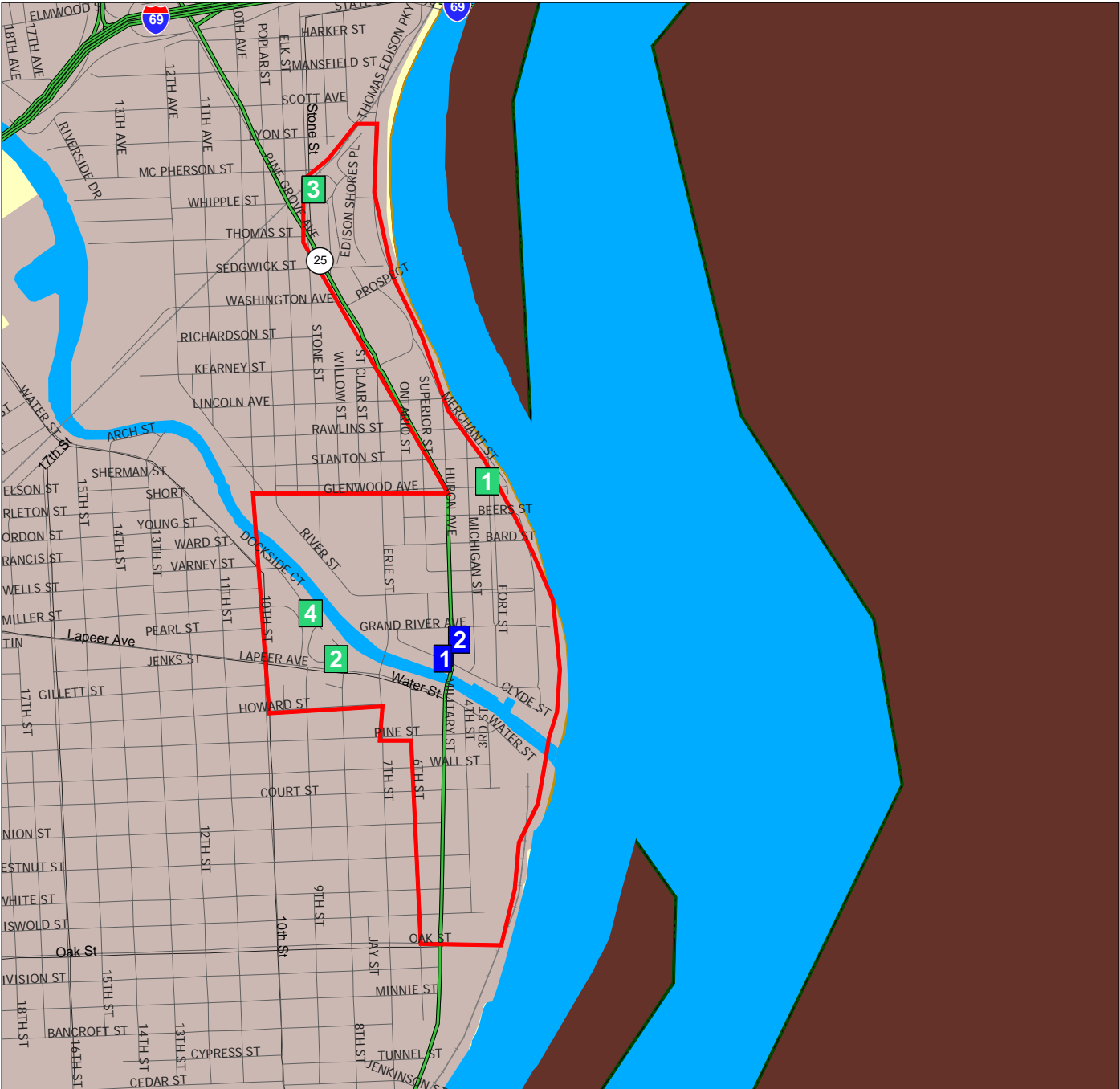
A regional map showing the location of the city within the state and a map delineating the specific boundaries of the DSA follow. On this DSA map, we have shown the location of each multi-unit property (both rental and condominium) surveyed within the Port Huron DSA. Map I.D. numbers for surveyed properties are identified in the Multi-Unit Housing Supply Analysis later in this section.

# Port Huron, MI: Surrounding Region



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## Port Huron, MI: DSA Boundary with Surveyed Properties



### **2007 Demographic Snapshot (Estimated from 2000 Census)**

The following table provides a brief demographic snapshot of key population and household characteristics for the Port Huron DSA and the remainder of the city:

	2007 ESTIMATE	
	DOWNTOWN STUDY AREA	REMAINDER OF PORT HURON
<b>POPULATION</b>		
<b>NUMBER</b>	1,306	29,890
<b>MEDIAN AGE</b>	36.6	35.3
<b>GENDER</b>		
PERCENT MALE	53.4%	47.7%
PERCENT FEMALE	46.6%	52.3%
<b>EDUCATION (AGE 25+)</b>		
PERCENT HIGH SCHOOL EDUCATED	68.1%	58.8%
PERCENT COLLEGE EDUCATED	31.9%	41.3%
<b>MARTIAL STATUS (AGE 15+)</b>		
PERCENT SINGLE	62.8%	52.1%
PERCENT MARRIED	37.2%	47.9%
<b>HOUSEHOLDS</b>		
<b>NUMBER</b>	544	12,179
<b>PRESENCE OF CHILDREN</b>		
PERCENT WITH CHILDREN	26.7%	40.2%
PERCENT WITHOUT CHILDREN	73.3%	59.8%
<b>AVERAGE SIZE</b>	2.0	2.4
<b>TENURE</b>		
PERCENT OWNER	27.4%	57.9%
PERCENT RENTER	72.6%	42.1%
<b>MEDIAN INCOME</b>	\$23,767	\$34,477

Source: 2000 Census; Claritas, Inc.

The above data and more detailed demographic information are analyzed in the following section.

## **2. DEMOGRAPHICS**

The following information has been compiled from the U.S. Census Bureau, the U.S. Department of Housing and Urban Development, the U.S. Department of Labor, and the FBI. It has been grouped into five categories for analysis: (1) population characteristics - descriptors for individual people, (2) household characteristics - descriptors for people living together in one residence, (3) housing characteristics - descriptors for residential dwelling units, (4) crime and transportation - descriptors for crime rates and transit/commuting activities, and (5) economic and employment indicators - descriptors for business and employment activity. This information is provided for expanding geographic areas: (1) the Downtown Study Area (DSA), (2) the remainder of the DSA's city, and (3) the state of Michigan.

## Population Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF PORT HURON	STATE OF MICHIGAN
<b>POPULATION</b>			
1990 CENSUS	1,436	32,137	9,295,297
2000 CENSUS	1,375	30,840	9,938,444
2007 ESTIMATED	1,306	29,890	10,159,688
2012 PROJECTED	1,228	29,179	10,268,116
PERCENT CHANGE 1990 TO 2000	-4.2%	-4.0%	6.9%
PERCENT CHANGE 2000 TO 2007	-5.0%	-3.1%	2.2%
PERCENT CHANGE 2007 TO 2012	-6.0%	-2.4%	1.1%
<b>POPULATION BY AGE 2007</b>			
PERCENT AGE LESS THAN 18 (CHILDREN)	18.3%	25.7%	24.5%
PERCENT AGE 18 TO 34 (YOUNG ADULTS)	29.3%	23.9%	22.6%
PERCENT AGE 35 TO 54 (MIDDLE-AGED ADULTS)	27.3%	27.5%	29.2%
PERCENT AGE 55 OR MORE (SENIORS)	25.1%	22.9%	23.7%
MEDIAN AGE	36.6	35.3	37.1
<b>POPULATION BY GENDER 2007</b>			
PERCENT MALE	53.4%	47.7%	49.2%
PERCENT FEMALE	46.6%	52.3%	50.8%
<b>POPULATION BY EDUCATION (AGE 25+) 2007</b>			
PERCENT HIGH SCHOOL GRADUATES OR LESS	68.1%	58.8%	47.6%
PERCENT SOME COLLEGE	20.1%	22.5%	23.4%
PERCENT COLLEGE GRADUATES OR MORE	11.8%	18.8%	29.1%
<b>POPULATION BY MARTIAL STATUS (AGE 15+) 2007</b>			
PERCENT NEVER MARRIED	34.3%	28.8%	27.2%
PERCENT MARRIED	37.2%	47.9%	56.3%
PERCENT WIDOWED/DIVORCED	28.5%	23.3%	16.5%
<b>LAND AREA, POPULATION DENSITY &amp; DAYTIME POPULATION 2007</b>			
LAND AREA (IN SQUARE MILES)	0.6	7.4	56,803.8
PERSONS PER SQUARE MILE	2,127.0	4,066.1	178.9
DAYTIME POPULATION	5,963	17,051	5,680,903

Source: 2000 Census; Claritas, Inc.

Noteworthy observations and trends for the Port Huron DSA include the following:

- The total population within the DSA decreased at a similar rate to the remainder of the city from 1990 to 2000 (4.2% versus 4.0%), while the state increased by 6.9%. The DSA population was projected to decrease at a higher rate than the remainder of the city from 2000 to 2012 (11.0% versus 5.5%). The state's population was projected to increase 3.3% during this same 12-year period.
- In 2007 1,306 people resided within the DSA, representing only 4.2% of the city's total population.

- In 2007 the typical DSA resident profile was a 37 year old adult who was only high school educated (68.1%) and unmarried (62.8%). There were more males (53.4%) than females (46.6%). This profile is different from the remainder of the city and the state. Within the DSA, the percentage of children under 18 years of age (18.3%) was lower, and the percentage of residents 55 years of age and older (25.1%) was higher than the remainder of the city (25.7% and 22.9%) and the state (24.5% and 23.7%).
- In 2007 the land area within the DSA represented 7.5% of the total area within the city limits.
- In 2007 the population density within the DSA was 1.9 times sparser than the remainder of the city.



## Household Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF PORT HURON	STATE OF MICHIGAN
<b>HOUSEHOLDS</b>			
1990 CENSUS	644	12,458	3,419,331
2000 CENSUS	576	12,325	3,785,661
2007 ESTIMATED	544	12,179	3,936,519
2012 PROJECTED	507	11,991	4,009,481
PERCENT CHANGE 1990 TO 2000	-10.6%	-1.1%	10.7%
PERCENT CHANGE 2000 TO 2007	-5.6%	-1.2%	4.0%
PERCENT CHANGE 2007 TO 2012	-6.8%	-1.5%	1.9%
<b>HOUSEHOLDS BY COMPOSITION 2007</b>			
PERCENT SINGLE	49.8%	32.4%	27.2%
PERCENT MARRIED WITH CHILDREN	9.8%	17.7%	23.5%
PERCENT MARRIED NO CHILDREN	15.2%	22.4%	28.7%
PERCENT SINGLE PARENT	16.9%	22.5%	16.0%
PERCENT OTHER	8.3%	5.0%	4.7%
<b>AVERAGE HOUSEHOLD SIZE 2007</b>	2.0	2.4	2.5
<b>HOUSEHOLDS BY TENURE 2007</b>			
PERCENT OWNER	27.4%	57.9%	74.5%
PERCENT RENTER	72.6%	42.1%	25.5%
<b>MEDIAN HOUSEHOLD INCOME 2007</b>	\$23,767	\$34,477	\$50,319
<b>HOUSEHOLDS BY PRIZM NE LIFESTAGE CLASSES &amp; GROUPS 2007*</b>			
<b>PERCENT YOUNGER YEARS CLASS</b>	33.5%	28.5%	32.7%
PERCENT <i>MIDLIFE SUCCESS</i> GROUP	0.9%	6.6%	15.4%
PERCENT <i>YOUNG ACHIEVERS</i> GROUP	3.8%	5.4%	6.8%
PERCENT <i>STRIVING SINGLES</i> GROUP	28.8%	16.5%	10.5%
<b>PERCENT FAMILY LIFE CLASS</b>	15.6%	31.0%	30.6%
PERCENT <i>ACCUMULATED WEALTH</i> GROUP	0.1%	1.4%	4.0%
PERCENT <i>YOUNG ACCUMULATORS</i> GROUP	0.0%	3.4%	8.4%
PERCENT <i>MAINSTREAM FAMILIES</i> GROUP	2.0%	12.3%	14.7%
PERCENT <i>SUSTAINING FAMILIES</i> GROUP	13.4%	13.9%	3.6%
<b>PERCENT MATURE YEARS CLASS</b>	50.9%	40.5%	36.7%
PERCENT <i>AFFLUENT EMPTY NESTS</i> GROUP	2.8%	3.8%	6.1%
PERCENT <i>CONSERVATIVE CLASSICS</i> GROUP	4.5%	8.0%	10.7%
PERCENT <i>CAUTIOUS COUPLES</i> GROUP	6.0%	18.1%	11.6%
PERCENT <i>SUSTAINING SENIORS</i> GROUP	37.6%	10.7%	8.4%

Source: 2000 Census; Claritas, Inc.

\*See Addendum A for Lifestage Class & Group definitions.

Noteworthy observations and trends for the Port Huron DSA include the following:



- The total number of households within the DSA decreased at a higher rate than the remainder of the city from 1990 to 2000 (10.6% versus 1.1%), while the state increased by 10.7% during the same period. From 2000 to 2012, DSA households were projected to decrease at a higher rate than the remainder of the city (12.4% versus 2.7%), while the state's number of households was projected to increase 5.9% during this same 12-year period.
- In 2007 544 households resided within the DSA, representing only 4.3% of the city's total households.
- In 2007 the typical DSA household profile was a single adult (66.7%) with no children (65.0%) earning \$23,767 a year (median income) and renting their residence (72.6%). This profile is different from the remainder of the city and the state. Percentages of DSA households with children (26.7%) and married adults (25.0%) were well below the remainder of the city (40.2% and 40.1%) and the state (39.5% and 52.2%).
- In 2007 the average household size within the DSA (2.0 people) was smaller than the remainder of the city (2.4) and the state (2.5).
- In 2007 the percent of renter households within the DSA (72.6%) was much higher than the remainder of the city (42.1%) and the state (25.5%).
- In 2007 the median income within the DSA (\$23,767) was well below the remainder of the city (\$34,477) and the state (\$50,319).
- *Claritas, Inc. Prizm NE Lifestage* data for 2007 (estimated) was used to determine DSA resident profiles. Residents were classified in three main Lifestage classes: Younger Years, Family Life, and Mature Years. The largest Lifestage class within the DSA was *Mature Years* at 50.9% of all households, while the two largest Lifestage groups were *Sustaining Seniors* (37.6%) and *Striving Singles* (28.8%). The largest Lifestage class in the remainder of the city was *Mature Years* at 40.5% of all households, while the two largest Lifestage groups were *Cautious Couples* (18.1%) and *Striving Singles* (16.5%). The largest Lifestage class in the state was *Mature Years* at 36.7% of all households, while the two largest Lifestage groups were *Midlife Success* (15.4%) and *Mainstream Families* (14.7%). The DSA Lifestage class and group percentages are different from the remainder of the city and the state as a whole. This indicates that household composition within the DSA is different from the remainder of the city and the state. DSA households are both younger and older, smaller, mostly childless, lower income, and mostly renters.

## Housing Characteristics

	DOWNTOWN STUDY AREA	REMAINDER OF PORT HURON	STATE OF MICHIGAN
<b>HOUSING UNITS 2000</b>			
PERCENT OCCUPIED	89.4%	92.8%	89.4%
PERCENT VACANT	10.6%	7.2%	10.6%
TOTAL	644	13,280	4,234,279
<b>HOUSING UNITS 2007</b>			
PERCENT OCCUPIED	87.7%	91.4%	87.8%
PERCENT VACANT	12.3%	8.6%	12.2%
TOTAL	620	13,320	4,482,194
<b>HOUSING UNITS 2012</b>			
PERCENT OCCUPIED	85.8%	90.0%	86.2%
PERCENT VACANT	14.2%	10.0%	13.8%
TOTAL	591	13,318	4,652,213
<b>HOUSING PAYMENTS GREATER THAN 30% OF INCOME BY TENURE 2000</b>			
PERCENT OWNER-OCCUPIED UNITS	23.4%	20.9%	17.8%
PERCENT RENTER-OCCUPIED UNITS	41.2%	44.2%	37.6%
<b>AVERAGE MONTHLY OWNER HOUSING PAYMENT 2000</b>	\$750	\$790	\$1,037
<b>AVERAGE MONTHLY RENTER HOUSING PAYMENT 2000</b>	\$443	\$513	\$578
<b>AVERAGE NUMBER OF ROOMS PER OCCUPIED HOUSING UNIT 2000</b>	4.6	5.5	5.7
<b>AVERAGE NUMBER OF BEDROOMS PER OCCUPIED HOUSING UNIT 2000</b>	2.1	2.3	2.3
<b>YEAR BUILT; OWNER-OCCUPIED UNITS (2000)</b>			
PERCENT 1990 TO MARCH 2000	13.3%	6.4%	16.0%
PERCENT 1980 TO 1989	4.4%	4.0%	9.7%
PERCENT 1979 OR EARLIER	82.3%	89.6%	74.3%
<b>YEAR BUILT; RENTER-OCCUPIED UNITS (2000)</b>			
PERCENT 1990 TO MARCH 2000	1.4%	9.4%	10.2%
PERCENT 1980 TO 1989	3.8%	10.1%	13.0%
PERCENT 1979 OR EARLIER	94.7%	80.5%	76.8%
<b>HOUSING UNITS BY STRUCTURE TYPE 2000</b>			
PERCENT SINGLE FAMILY	38.5%	67.4%	74.5%
PERCENT 2 TO 19 UNITS IN A BUILDING	42.9%	26.4%	13.7%
PERCENT 20 TO 49 UNITS IN A BUILDING	7.5%	1.5%	2.2%
PERCENT 50 OR MORE UNITS IN A BUILDING	11.2%	4.2%	3.0%
PERCENT OTHER	0.0%	0.5%	6.7%
<b>MEDIAN HOME VALUE 2000</b>	\$79,829	\$84,669	\$110,857
<b>MEDIAN HOME VALUE 2007</b>	\$105,303	\$110,918	\$145,613
<b>MEDIAN HOME VALUE 2012</b>	\$109,091	\$119,665	\$158,803
<b>AVERAGE RESIDENCY LENGTH; OWNER-OCCUPIED UNITS</b>	7.0	11.0	11.0
<b>ANNUAL TURNOVER; OWNER-OCCUPIED UNITS (2000)</b>	5.1%	6.0%	7.7%
<b>ANNUAL TURNOVER; RENTER-OCCUPIED UNITS (2000)</b>	27.0%	29.6%	31.6%

Source: 2000 Census; Claritas, Inc.

Noteworthy observations and trends for the Port Huron DSA include the following:

- From 2000 to 2012, the total number of housing units in the DSA was projected to decrease 8.2%, while the remainder of the city was expected to increase slightly by 0.3%. The number of housing units for the state was projected to increase by 9.9% during this same 12-year period.
- While the total number of housing units in the DSA was projected to decrease from 2000 to 2012, the vacancy rate was projected to increase from 10.6% to 14.2%, a 34.0% increase. This increasing vacancy rate was projected to hold true for the remainder of the city and the state, however, at differing rates.
- In 2007 there were 620 housing units within the DSA, representing only 4.5% of the city's total housing units. Of all the DSA housing units, 12.3% were estimated to be vacant.
- In 2000 41.2% of the renter-occupied units within the DSA paid more than 30% of their gross income for housing. This is a similar percentage to the remainder of the city (44.2%), but higher than the state (37.6%).
- In 2000 owner-occupied units within the DSA paid an average of \$750 per month for housing, which was less than the remainder of the city (\$790) and much less than the state (\$1,037). Renter-occupied units within the DSA paid an average of \$443 per month for housing, which was less than the remainder of the city (\$513) and the state (\$578).
- In 2000 the average number of total rooms (4.6) and bedrooms (2.1) per DSA housing unit were less than the remainder of the city (5.5 and 2.3) and the state (5.7 and 2.3). This indicates that housing units within the DSA were smaller than those found in the rest of the city and the state.
- In 2000 61.6% of all housing units within the DSA were in multi-unit buildings. This percentage is much higher than the remainder of the city (32.1%) and the state (18.9%). Conversely, 38.5% of all housing units in the DSA were single-unit/single-family structures. This high percentage of single-unit structures contributes to the DSA's lower population density.
- Although the median home value within the DSA was projected to increase at a slightly lower rate than the remainder of the city and the state from 2000 to 2012 (36.7% versus 41.3% and 43.3%), the actual values were projected to be lower than the remainder of the city and much lower than the state.

- The average residency length of owner-occupied units within the DSA (seven years) is much shorter than the remainder of the city and the state (both 11 years). Annual turnover rates within the DSA for renter-occupied and owner-occupied units are lower than the remainder of the city and the state.

### **Crime & Transportation**

	<b>DOWNTOWN STUDY AREA</b>	<b>REMAINDER OF PORT HURON</b>	<b>STATE OF MICHIGAN</b>
<b>CRIME INDEX 2007*</b>			
<i>PERSONAL CRIME</i>	78	66	94
<i>PROPERTY CRIME</i>	73	90	115
<b>WORKER COMMUTE BY MODE (AGE 16+) 2007</b>			
PERCENT DRIVE ALONE	57.5%	74.7%	83.5%
PERCENT CARPOOL	23.5%	14.9%	9.6%
PERCENT PUBLIC TRANSIT	4.4%	1.6%	1.2%
PERCENT WALK	11.7%	3.5%	2.2%
PERCENT MOTORCYCLE / BICYCLE	2.2%	0.9%	0.2%
PERCENT OTHER MEANS	0.4%	1.0%	0.5%
PERCENT WORK AT HOME	0.2%	3.5%	2.9%
TOTAL WORKERS	453	13,395	4,777,007
<b>AVERAGE WORKER COMMUTE TIME IN MINUTES (AGE 16+) 2007</b>	18.6	21.3	26.2
<b>AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD BY TENURE 2007</b>			
OWNER HOUSEHOLDS	1.0	1.5	1.8
RENTER HOUSEHOLDS	1.6	1.8	2.0
ALL HOUSEHOLDS	0.8	1.1	1.2

Source: 2000 Census; Claritas, Inc.; Applied Geographic Solutions; VWB Research

\*Based on a par value of 100

Noteworthy observations and trends for the Port Huron DSA include the following:

- In 2007 personal crime indices within the DSA were slightly higher than the remainder of the city, but lower than state and national averages. Property crime indices within the DSA were estimated to be lower than the remainder of the city, state, and national averages.
- In 2007 adult workers within the DSA used a car less often to commute than did the adult workers in the remainder of the city and the state (81.0% versus 89.6% and 93.1%); 11.7% walked to work, and 4.4% used public transit.
- In 2007 adult workers within the DSA had shorter commute times (18.6 minutes) than those in the remainder of the city (21.3) and the state (26.2).

- In 2007 households within the DSA had fewer vehicles (0.8) than those in the remainder of the city (1.1) and the state (1.2).

### **Economic & Employment Indicators**

	<b>DOWNTOWN STUDY AREA</b>	<b>REMAINDER OF PORT HURON</b>	<b>STATE OF MICHIGAN</b>
<b>EMPLOYMENT SHARE BY INDUSTRY 2007</b>			
AGRICULTURE & NATURAL RESOURCES	0.2%	0.2%	1.1%
MINING	0.0%	0.0%	0.1%
CONSTRUCTION	2.9%	2.5%	4.3%
MANUFACTURING	4.3%	24.8%	14.7%
TRANSPORTATION & UTILITIES	7.8%	5.2%	4.1%
WHOLESALE TRADE	1.7%	2.1%	4.3%
RETAIL TRADE	10.0%	12.6%	19.4%
F.I.R.E.	8.2%	3.3%	5.9%
SERVICES	47.4%	45.6%	39.9%
GOVERNMENT	17.5%	3.2%	5.0%
NON-CLASSIFIABLE	0.1%	0.3%	1.1%
TOTAL EMPLOYEES	5,964	17,052	5,680,903
<b>ANNUAL UNEMPLOYMENT RATE</b>			
2000	NA	6.1%	3.7%
2001	NA	9.2%	5.2%
2002	NA	10.6%	6.2%
2003	NA	11.9%	7.1%
2004	NA	11.1%	7.0%
2005	NA	11.4%	6.8%
2006	NA	11.4%	6.9%
2007	NA	12.5%	7.2%
<b>MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME 2007</b>	\$21,781	\$30,134	\$41,752
<b>ECONOMIC DENSITIES 2007</b>			
TOTAL BUSINESSES PER SQUARE MILE	713.4	153.6	7.1
RETAIL BUSINESSES PER SQUARE MILE	115.6	28.0	1.4
EMPLOYEES PER SQUARE MILE	9,711.7	2,319.5	100.0
<b>RESIDENTIAL MULTI-UNIT BUILDING PERMITS BY DECADE (5+ UNITS PER BUILDING)</b>			
2000 TO 2006 (UNITS)	NA	120	46,563
1990 TO 1999 (UNITS)	NA	234	65,592
1980 TO 1989 (UNITS)	NA	590	106,921

Source: Claritas, Inc.; Department of Labor, Bureau of Labor Statistics; socds.huduser.org – Building Permit Database

Table continued

<b>TOP 10 EMPLOYERS WITHIN ONE MILE OF DOWNTOWN STUDY AREA</b>	<b>NUMBER OF EMPLOYEES</b>	<b>TYPE OF BUSINESS</b>
1. PORT HURON HOSPITAL	1,300	HOSPITAL
2. PORT HURON HOSPITAL-PARKVIEW	433	HOSPITAL
3. ST. CLAIR COUNTY COMMUNITY COLLEGE	375	COLLEGE
4. DOMTAR	320	PAPER MILL
5. ACHESON COLLOIDS	250	LUBRICANT/GREASE MAKER
6. TIMES HERALD	250	NEWSPAPER PUBLISHER
7. SEMCO ENERGY	150	NATURAL GAS DISTRIBUTION
8. SBC	150	TELECOMMUNICATIONS
9. FAMILY INDEPENDENCE AGENCY	130	FAMILY SERVICES
10. CITIZENS FIRST BANK	120	COMMERCIAL BANK

Source: 2007 InfoUSA Business Database

Noteworthy observations and trends for the Port Huron DSA include the following:

- In 2007 5,964 people worked within the DSA, representing 25.9% of all workers within the city.
- In 2007 the industry with the most employees within the DSA was Services at 47.4%.
- In 2007 white-collar employment within the DSA (38.7%) was lower than the remainder of the city (45.9%) and the state (56.9%).
- From 2000 to 2007, the unemployment rate for Port Huron has been higher than the state rate, while increasing from 6.1% to 12.5%. In 2007 the unemployment rate for Port Huron was 12.5%, compared to the state's 7.2%
- In 2007 the median household effective buying income within the DSA (\$21,781) was well below the remainder of the city (\$30,134) and the state (\$41,752).
- On a citywide basis, the number of residential permits issued for units in buildings with five or more dwellings decreased over the last three decades. Permits for multi-unit buildings (five or more units) issued during the 1990s decreased 60.3% from those issued during the 1980s. The same type permits issued during the 2000s (adjusted for a full decade) decreased 26.9% from those issued during the 1990s. Since 2000, an average of 17 multi-unit building permits per year were issued citywide; down from 59 per year during the 1980.

- Within 1.0 mile of the DSA, the largest employer is Port Huron Hospital with 1,300 employees. The 10 largest employers within 1.0 mile of the DSA employ a total of 3,478 people. Within the DSA, 5,964 people are employed, yielding an “Employment per DSA Resident” ratio of 4.6 to one (based on 2007 estimates).

### **Demographic Summary**

Resident households within the Port Huron DSA typically are childless, unmarried adults (37 year median age) who live either alone or with a roommate/partner, are only high school educated, earn an average of \$24,000 per year, and rent their residence. The largest Lifestage Group is *Sustaining Seniors*. There are more males than females. After declining in the 1990s, the DSA population is projected to decrease further from 2000 to 2012 with the number of households declining as well. Only 4.2% of the city’s population is projected to live within the DSA in 2007. Population density is below average, while daytime population is well below average for DSAs in this study.

The number of total housing units within the DSA is projected to decrease from 2000 to 2012, however, the vacancy rate is expected to increase. Only 4.5% of the city’s total housing units are projected to be within the DSA in 2007. There are many more renters than owners, and many of those renting pay over 30% of their income for housing. Housing units are denser (more units per building) and smaller within the DSA than the remainder of the city. The typical housing unit within the DSA has two bedrooms, and is in a multi-unit building. DSA owners pay much less per month for housing than the state average, while renters also pay less than the state average. Renter-occupied units are older than owner-occupied units. While median home values are increasing, they are lower than the remainder of the city and the state. Residency length is shorter within the DSA, but the annual turnover rate of both renters and owners is lower within the DSA than the remainder of the city and the state.

Crime indices within the DSA are on par with the rest of the city and lower than the state. Transportation data indicates that DSA residents/households drive less often to work, have shorter commuting times, and own fewer vehicles than their counterparts outside the DSA.

Port Huron Hospital and Port Huron Hospital-Parkview most heavily influence employment in and near the DSA. Six of the largest 10 employers within 1.0 mile of the DSA are private for-profit businesses. Most employment is white-collar (38.7%) with 83.2% of jobs falling within Service, Retail, Government, and Finance/Insurance/Real Estate industries.



Unemployment citywide has increased since 2000, and remains above the state rate. Building permits for residential dwellings in multi-unit buildings have decreased citywide over the past 27 years, indicating a long-term softening of the multi-unit housing market. Economic densities for the DSA are higher than the remainder of the city, but well below average for DSAs in this study.

### 3. MULTI-UNIT HOUSING SUPPLY ANALYSIS

#### Demographic Housing Supply Overview

According to the U.S. Census, the distribution of housing stock by tenure and occupancy within the Port Huron DSA for 2000, 2007 (estimated), and 2012 (projected) is summarized in the following table:

HOUSING TYPE	2000 CENSUS		2007 (ESTIMATED)		2012 (PROJECTED)	
	HOUSING UNITS	PERCENT	HOUSING UNITS	PERCENT	HOUSING UNITS	PERCENT
TOTAL OCCUPIED	576	89.4%	544	87.7%	507	85.8%
OWNER-OCCUPIED	158	27.4%	149	27.4%	140	27.6%
RENTER-OCCUPIED	418	72.6%	395	72.6%	367	72.4%
VACANT	68	10.6%	76	12.3%	84	14.2%
TOTAL	644	100.0%	620	100.0%	591	100.0%

Source: 2000 Census; Claritas, Inc.; VWB Research

For all three years (2000, 2007, and 2012), renter-occupied housing units outnumber owner-occupied housing units by more than 3.5 to one.

Demographic housing trends indicate the total number of housing units within the DSA was projected to decrease by 53, or 8.2%, from 2000 to 2012, while the vacancy rate for all housing units was projected to increase from 10.6% to 14.2% during the same 12-year period.

The following table shows the distribution of occupied housing units in the DSA by structure type (type = units per building) in 2000:

HOUSING UNITS BY STRUCTURE TYPE (2000 CENSUS)	NUMBER OF UNITS	PERCENT
SINGLE-UNIT	248	38.5%
LOW-DENSITY MULTI-UNIT (2 TO 19 UNITS PER BUILDING)	276	42.9%
MEDIUM-DENSITY MULTI-UNIT (20 TO 49 UNITS PER BUILDING)	48	7.5%
HIGH-DENSITY MULTI-UNIT (50+ UNITS PER BUILDING)	72	11.2%
OTHER (TRAILER/BOAT/RV/VAN/ETC.)	0	0.0%
TOTAL	644	100.0%

Source: U.S. Census Bureau; 2000 Census

Most of the occupied housing units within the DSA were located in Low-Density Multi-Unit buildings (42.9%). Of all the occupied housing units within the DSA, 61.5% were located in Multi-Unit buildings, while 38.5% were located in Single-Unit (one-family) buildings.

The following table presents selected housing characteristics by owner- and renter-occupied housing units for the DSA in 2000:

HOUSING CHARACTERISTIC IN YEAR 2000	OWNER-OCCUPIED HOUSING UNITS	RENTER-OCCUPIED HOUSING UNITS
AVERAGE MONTHLY HOUSING PAYMENT	\$750	\$443
PERCENT WITH HOUSING PAYMENT GREATER THAN 30% OF INCOME	23.4%	41.2%
AVERAGE HOUSEHOLD SIZE	2.5	2.0
PERCENT MOVED-IN BETWEEN 1995 & 2000	32.3%	78.7%
ANNUAL TURNOVER RATE	5.1%	27.0%
AVERAGE NUMBER OF TOTAL ROOMS	6.6	3.9
AVERAGE NUMBER OF BEDROOMS	2.6	1.5
PERCENT BUILT BETWEEN 1990 & 2000	13.3%	1.4%
MEDIAN YEAR BUILT	<1939	1952

Source: U.S. Census Bureau; 2000 Census

Noteworthy observations from the DSA include:

- Forty-one percent of renter households paid more than 30% of their income for housing.
- Owner households were larger in size than renter households.
- Between 1995 and 2000, 78% of renter households and 32% of owner households moved into the DSA.
- The annual turnover rate for renters was higher than owners.
- Owner-occupied units were much larger than renter-occupied units.
- During the 1990s, 13% of owner units were built, while very few renter units were built during that period.

### **Multi-Unit Rental Housing Supply Survey**

We identified and surveyed two multi-unit rental housing properties totaling 10 units within the Port Huron DSA that met the study's selection criteria (refer to Port Huron DSA Map using property Map I.D. numbers below). Both properties are market-rate. A summary of the surveyed properties by type, unit count, and vacancy rate appears in the following table:

PROPERTY TYPE	PROPERTIES SURVEYED	TOTAL UNITS	VACANT UNITS	VACANCY RATE*
MARKET-RATE	2	10	1 / 6-U/C	25.0%
TOTAL	2	10	1 / 6-U/C	25.0%

\*As of July 2007

Although there are only four units available (six units are being renovated), the Port Huron DSA multi-unit rental market is not performing well with an overall multi-unit rental vacancy rate of 25.0%. The study's aggregate vacancy rate for all surveyed multi-unit rental housing properties in this study is 8.9%; indicating the Muskegon DSA has a much higher vacancy rate than the study's aggregate average.

The following table summarizes key information for each multi-unit rental housing property surveyed in the DSA:

MAP I.D.	PROPERTY NAME	TYPE	YEAR BUILT/ RENOVATED	UNITS	BUILDING STORIES	VACANCY RATE***	QUALITY RATING	NET RENT** RANGE
1	QUAY ST. LOFTS-KRAMER BUILDING	MRR	1925 / 2003	4	3	25.0%	B+	\$1,026 - \$1,450
2	MCKEOUGH LOFTS-WITT BUILDING	MRR	1890 / 2007-UC	6*	3	U/C	U/C	\$975 - \$1,900

\*Property is down for renovations

\*\*Net rent excludes all utilities except water, sewer, and trash removal.

\*\*\*As of July 2007

One of the surveyed properties, Quay Street Lofts, was an old building that was renovated in 2003, while the other, McKeough Lofts, was also an old building that was under renovation at the time of the field survey.

Each surveyed rental property was rated on a scale of A through E, with A rated properties representing very high quality product that is upscale and luxurious, and E rated properties representing very low quality product that is in serious disrepair. All properties were rated on overall quality and appearance. The Quay Street Lofts received a B+ quality rating, has a vacancy rate of 25.0%, net monthly rents from \$1,026 to \$1,450, and has three stories.

The following table summarizes the breakdown of unit information by property type within the DSA:

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	VACANCY RATE*	MEDIAN NET RENT
ONE-BEDROOM	2.0	2	50.0%	0	0.0%	\$1,026
TWO-BEDROOM	2.0	1	25.0%	1	100.0%	\$1,235
THREE-BEDROOM	2.0	1	25.0%	0	0.0%	\$1,450
TOTAL MARKET-RATE		4	100.0%	1	25.0%	-

\*As of July 2007

Of the four rental units that were in service, all were market-rate, and one was vacant (25.0%). The most common unit type was a one-bedroom/two-bath floor plan (50.0%), while the least common unit types were two-bedroom/two-bath and three-bedroom/two bath floor plans (25.0% each). The highest vacancy rate (100.0%) was in the two-bedroom/two-bath market-rate unit. Median net monthly rent values ranged from a low of \$1,026 for a one-bedroom/two-bath market-rate unit to a high of \$1,450 for a three-bedroom/two-bath market-rate unit.

The following table summarizes the average net monthly rent per square foot by bedroom type and unit design for the multi-unit rental properties surveyed within the DSA (note: garden units have all living areas on one floor, regardless of the number of stories in the building, while townhouse units have living areas on multiple floors):

BEDROOM TYPE	AVERAGE NET RENT PER SQUARE FOOT			
	MARKET-RATE		TAX CREDIT	
	GARDEN	TOWNHOUSE	GARDEN	TOWNHOUSE
ONE-BEDROOM	\$1.14	-	-	-
TWO-BEDROOM	\$0.80	-	-	-
THREE-BEDROOM	\$0.66	-	-	-

All surveyed rental units are walk-up garden-style plans (none served by elevators). The above table indicates that average net monthly rents per square foot range from a low of \$0.66 for a three-bedroom market-rate unit to a high of \$1.14 for a one-bedroom market-rate unit. All units are garden-style. Compared to aggregate averages in this study, the Port Huron DSA's average net monthly rents per square foot are generally lower.

The following table summarizes property counts, unit counts, vacancy rates, and median net monthly rents by quality rating and property type:

MARKET-RATE PROPERTIES				MEDIAN NET RENT		
QUALITY RATING	NUMBER	TOTAL UNITS	VACANCY RATE*	ONE-BR.	TWO-BR.	THREE-BR.
B+	1	4	25.0%	\$1,026	\$1,235	\$1,450

\*As of July 2007

Correlations between the quality of surveyed properties and their vacancy rates or net monthly rents cannot be drawn since there is only one surveyed property operational.

The following appliances were included in the surveyed rental units (frequency indicated by percentage of units):

- Range (100.0%)
- Refrigerator (100.0%)
- Dishwasher (100.0%)
- Disposal (100.0%)
- Microwave (60.0%)

The following amenities were included in the surveyed rental units (frequency indicated by percentage of units):

- Air conditioning (central 100.0%)
- Floor covering (100.0%)
- Washer/dryer machines (40.0%)
- Washer/dryer hook-ups (40.0%)
- Ceiling fan (100.0%)
- Security system (60.0%)
- Window treatment (100.0%)

There were no common amenities included in the surveyed rental properties.

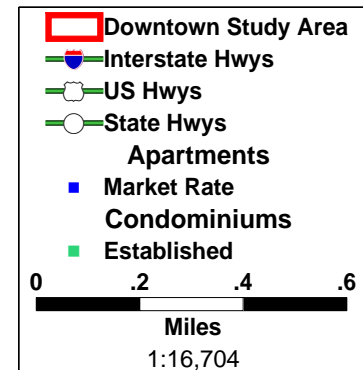
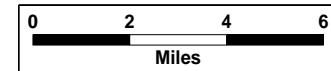
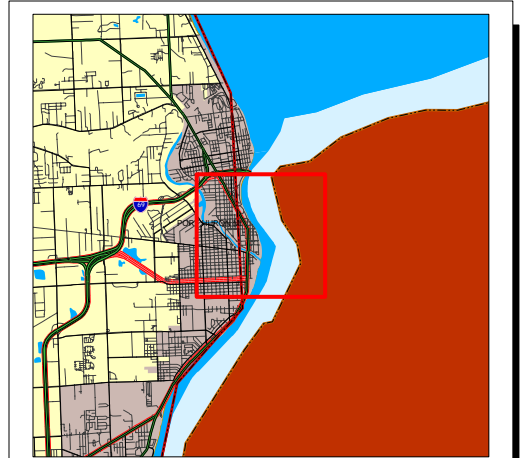
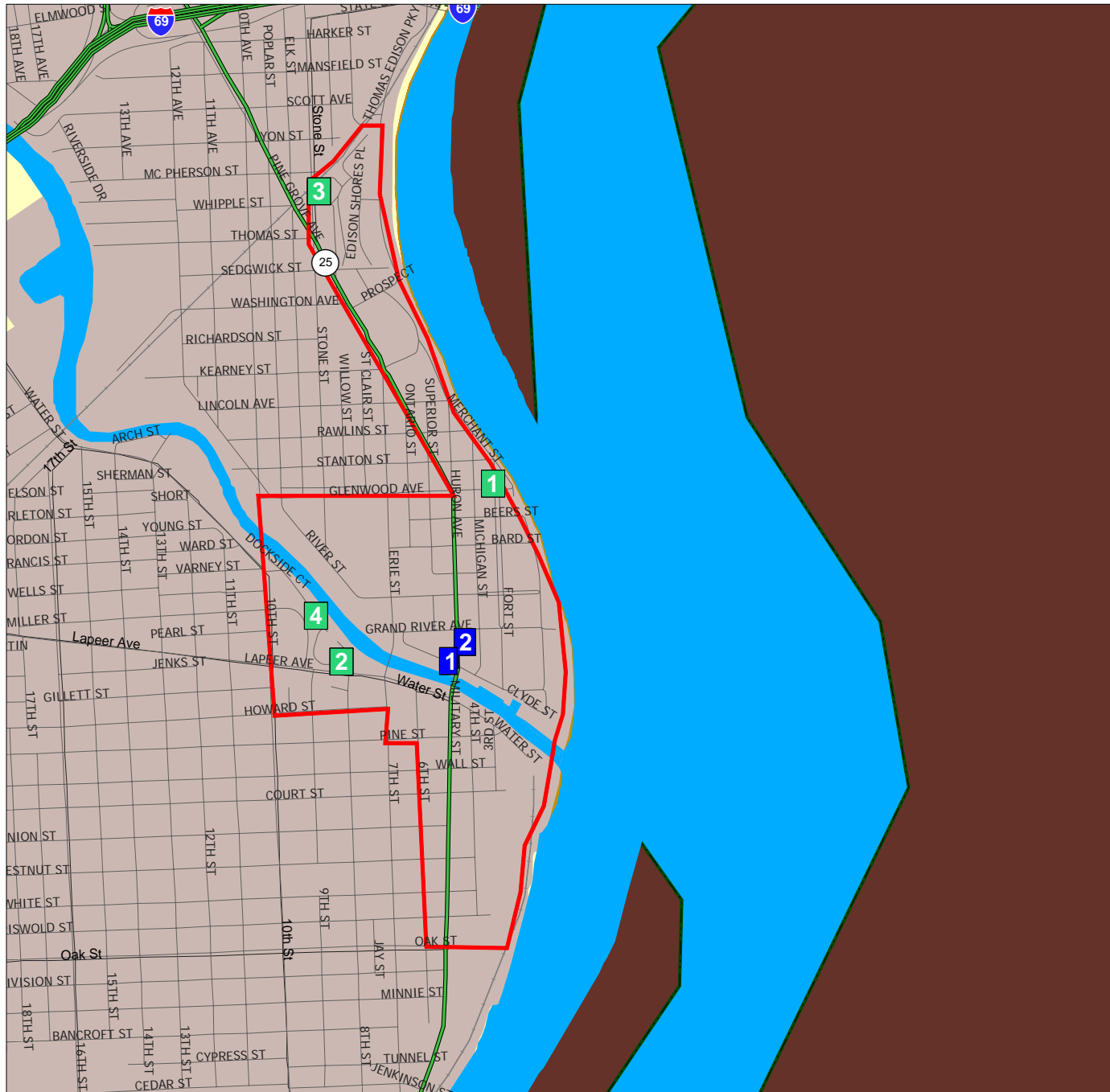
The following utility mix and payment responsibility applied to the surveyed rental properties (frequency indicated by percentages of units):

- Space heating (gas 100.0%; tenant 100.0%)
- Cooking (electric 100.0%; tenant 100.0%)
- Water heating (gas 50.0% / electric 50.0%; tenant 100.0%)
- Other electric (tenant 100.0%)
- Water-sewer-trash (landlord 50.0% / tenant 50.0%)


An abbreviated field survey of all multi-unit rental properties in the Port Huron DSA is provided in the following pages. Properties have been color-coded to reflect type. The field survey is comprised of the following major elements:

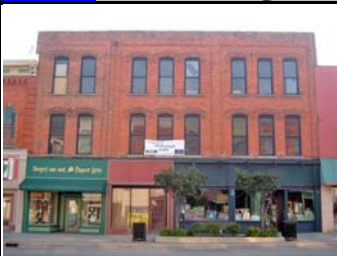
- A colored-coded map indicating the location of each property surveyed.
- A list of properties surveyed with name, address, telephone number, contact person, photograph, property type, year built and renovated (if applicable), number of floors, total units, occupancy rate, quality rating, and presence of an elevator.
- Rent and unit information by property and number of bedrooms.

# Port Huron, MI: DSA Boundary with Surveyed Properties



# SURVEY OF RENTAL PROPERTIES - PORT HURON, MI

1 Quay Street Lofts-Kramer Building						
	<b>Address</b>	505-517 Quay St. Port Huron, MI 48060		<b>Contact</b>	Judy	<b>Total Units</b> 4
	<b>Year Built</b>	1925	<b>Renovated</b>	2003	<b>Phone</b> (810) 987-4622 (Contact in person)	<b>Vacancies</b> 1
	<b>Project Type</b>	Market-rate				<b>Occupied</b> 75.0%
	<b>Comments</b>	Year built estimated; No elevator				<b>Floors</b> 3
						<b>Quality Rating</b> B+
						<b>Waiting List</b> None

2 McKeough Lofts-Witt Building						
	<b>Address</b>	219 Huron Ave. Port Huron, MI 48060		<b>Contact</b>	Georgia	<b>Total Units</b> 0
	<b>Year Built</b>	1890	<b>Renovated</b>	2007	<b>Phone</b> (810) 387-3534 (Contact in person)	<b>Vacancies</b> 0
	<b>Project Type</b>	Market-rate				<b>Occupied</b> 0
	<b>Comments</b>	All 6 units under construction; Square footage estimated; No elevator				<b>Floors</b> 3
						<b>Quality Rating</b>
						<b>Waiting List</b> None

- Market-rate
- Market-rate/Tax Credit
- Market-rate/Government-subsidized
- Market-rate/Tax Credit/Government-subsidized
- Tax Credit
- Tax Credit/Government-subsidized
- Government-subsidized



## PRICE PER SQUARE FOOT - PORT HURON, MI

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
1	Quay Street Lofts-Kramer Building	2	900	\$1026	\$1.14
2	McKeough Lofts-Witt Building	1	600	\$975	\$1.63
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
1	Quay Street Lofts-Kramer Building	2	1550	\$1235	\$0.80
2	McKeough Lofts-Witt Building	1 to 2	850	\$1900	\$2.24
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	NET RENT	\$ / SQ. FT.
1	Quay Street Lofts-Kramer Building	2	2200	\$1450	\$0.66

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Surveyed - July 2007

**VWMB**  
vogtwilliamsbowen  
RESEARCH

## MARKET RATE UNITS - PORT HURON, MI

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	COLLECTED RENT
2	McKeough Lofts-Witt Building	0	600	1	\$975
1	Quay Street Lofts-Kramer Building	2	900	2	\$1000
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	COLLECTED RENT
1	Quay Street Lofts-Kramer Building	1	1550	2	\$1200
2	McKeough Lofts-Witt Building	0	850	1 - 2	\$1900
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	COLLECTED RENT
1	Quay Street Lofts-Kramer Building	1	2200	2	\$1400

Surveyed - July 2007

**VWB**  
vogtwilliamsbowen  
RESEARCH

### **Multi-Unit Condominium Housing Supply Survey**

We identified and surveyed four multi-unit condominium housing properties totaling 128 units within the Port Huron DSA that met the study's selection criteria. Of these surveyed properties, four are established (properties where all units have sold) and none are active (properties with unsold condominium product). The following table shows the status of the multi-unit condominium properties included in the field survey:

PROPERTY TYPE	NUMBER OF PROPERTIES	UNITS		
		TOTAL	SOLD	UNSOLD
ESTABLISHED	4	128	128	0
ACTIVE	0	0	0	0
TOTAL	4	128	128	0

There are a total of 128 units in the established properties that were sold between December 1982 and April 1999. There are no active properties currently selling units. The last first sale of a unit in an established property was April 1999.

The following table summarizes the absorption trends by condominium property type within the DSA:

AVERAGE MONTHLY UNIT SALES	CONDOMINIUM PROPERTY TYPE			
	ESTABLISHED		ACTIVE	
	NUMBER	PERCENT	NUMBER	PERCENT
< 0.5	1	25.0%	-	-
0.5 TO 0.9	2	50.0%	-	-
1.0 TO 1.9	1	25.0%	-	-
2.0 >	0	0.0	-	-
TOTAL	4	100.0%	-	-

The following table details quality ratings, unit information, and sales data for each multi-unit condominium property surveyed within the DSA:

MAP I.D.	PROPERTY NAME	QUALITY RATING	TOTAL UNITS	SOLD UNITS	UNSOLD UNITS	AVERAGE INITIAL SALE PRICE	AVERAGE MONTHLY UNIT SALES	SALES PERIOD
1	BLEU RIVIERE	B-	8	8	0	\$37,100.00	0.2	12/82 to 8/85
2	CROSS POINTE	A	40	40	0	\$179,914.00	0.7	8/87 to 6/92
3	EDISON SHORES	A+	60	60	0	\$480,430.00	1.8	5/96 to 1/99
4	DOCKSIDE	A-	20	20	0	\$395,686.00	0.9	6/97 to 4/99
TOTAL / AVERAGE		A-	128	128	0	\$273,282.50	1.2*	

\*Average weighted by sold units

Each surveyed condominium property was rated on a scale of A through E, with A rated properties representing very high quality product that is upscale and luxurious, and E rated properties representing very low quality product that is in serious disrepair. All properties were rated on overall quality and appearance. All surveyed properties received A and B ratings within the Port Huron DSA. The average quality rating for the surveyed properties was A-.

There are 128 condominium units in four properties, 120 units, or 93.8%, are in three newly built properties that were constructed between 1986 and 1996, while the remaining eight units, or 6.2%, are in an older apartment building that was converted to condominiums in 1982. The largest of the surveyed properties is Edison Shores with 60 total units, while the smallest is Bleu Riviere with eight total units. The average sized property is 32 units. Surveyed properties range in height from one to two stories.

The average sale prices at the established properties range from a low of \$37,100 at Bleu Riviere to a high of \$480,430 at Edison Shores. The DSA average weighted (by unit count) sale price for established properties is \$347,111. The average weighted sale price for all surveyed condominium units in this study is \$202,723 for established properties.

The surveyed property with the highest (fastest) absorption rate was Edison Shores with 1.8 sales per month, while the property with the lowest (slowest) rate was Bleu Riviere with 0.2 sales per month. The DSA average weighted (by sold units) absorption rate for all surveyed properties is 1.2 sales per month. This value is lower than the average weighted absorption rate for all surveyed condominium properties in this study (2.1 sales per month).

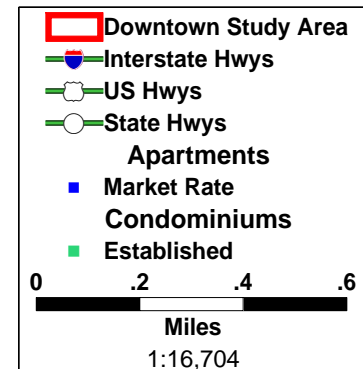
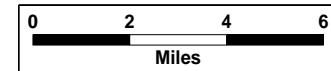
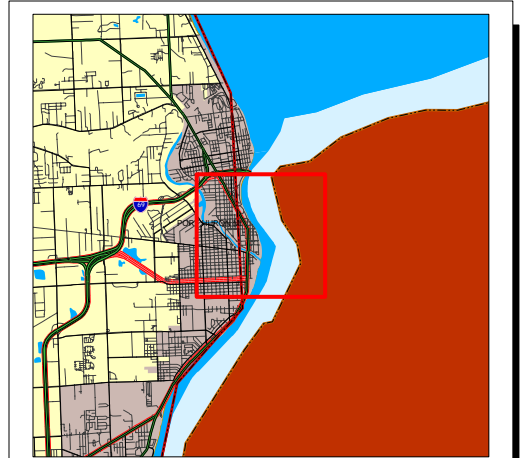
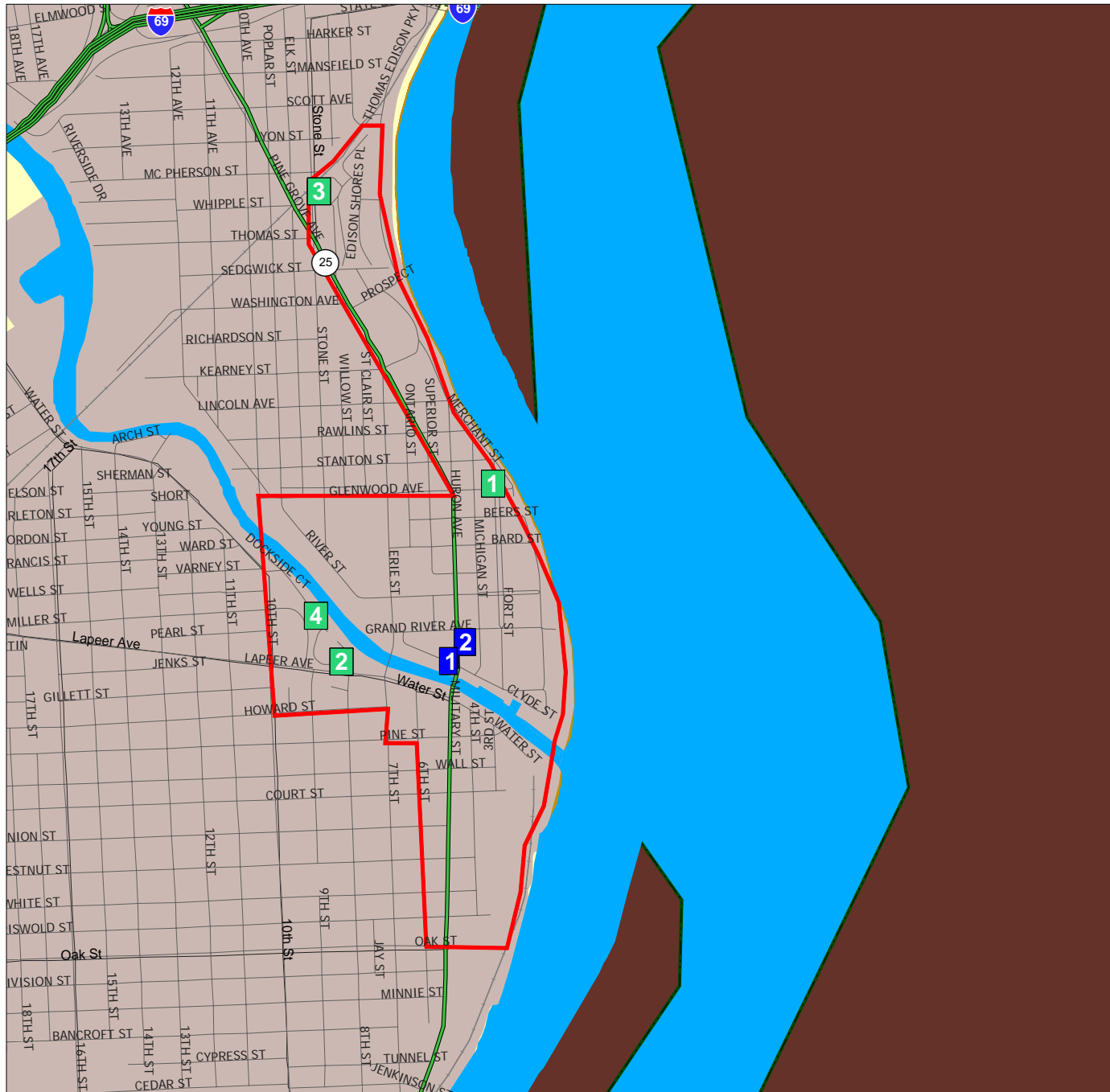
The first condominium property within the DSA to be marketed was Bleu Riviere with the first sale being recorded in December 1982.

Our survey revealed no active multi-unit condominium properties within the Port Huron DSA.


An abbreviated field survey of all multi-unit condominium properties in the Port Huron DSA is provided in the following pages. Properties have been color-coded to reflect type. The field survey is comprised of the following major elements:

- A colored-coded map indicating the location of each property surveyed.
- A list of properties surveyed with name, address, telephone number, contact person, photograph, property type (active or established), date of first and last sale, number of floors, total units, sales rate, units sold and unsold, and presence of an elevator.
- A summary of the number of properties surveyed, the aggregate number of units sold, and aggregate sales by year.

# Port Huron, MI: DSA Boundary with Surveyed Properties




# SURVEY OF CONDOMINIUMS - PORT HURON, MI

1	Bleu Riviere				
	Location	815 Fort St. Port Huron, MI 48060	First Sale: 12/28/1982 Last Sale: 8/19/1985	Sales Rate* 0.2 Total Homes 8	
	Developer				
	Phone				
	Comments	No elevator		Floors 2	
2	Cross Pointe				
	Location	Cross Pointe Dr. Port Huron, MI 48060	First Sale: 8/4/1987 Last Sale: 6/17/1992	Sales Rate* 0.7 Total Homes 40	
	Developer				
	Phone				
	Comments	First & last sale date estimated; Sales data reflects resells; No elevator		Floors 2	
3	Edison Shores				
	Location	1064 Edison Shores Port Huron, MI 48060	First Sale: 5/14/1996 Last Sale: 1/21/1999	Sales Rate* 1.8 Total Homes 60	
	Developer				
	Phone				
	Comments	First & last sales date estimated; All recorded sales are resells; Average price derived from most recent sales & current listings; No elevator		Floors 2	
4	Dockside				
	Location	871-985 Dockside Dr. Port Huron, MI 48060	First Sale: 6/29/1997 Last Sale: 4/21/1999	Sales Rate* 0.9 Total Homes 20	
	Developer				
	Phone				
	Comments	Last sale price is a resell from 10/27/2006; Prices reflect last 7 resells per St. Clair County Assessors office; First & last sales dates estimated; No elevator		Floors 2	

\* Calculated based on active sales period. For active projects, active sales period extends to current month

 Active

 Established

Surveyed - July 2007

**VW**  
v o g t w i l l i a m s b o w e n  
RESEARCH

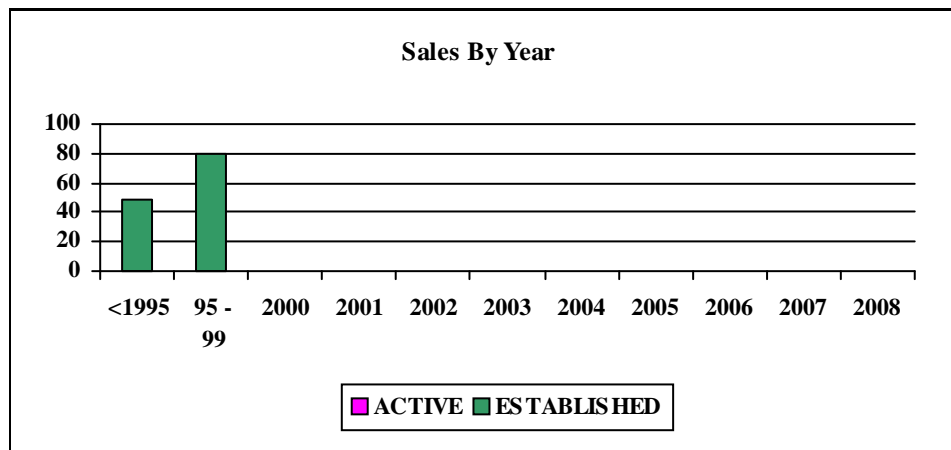


## STATUS OF PROJECTS SURVEYED - PORT HURON, MI

PROJECT STATUS	NUMBER OF PROJECTS	UNITS			
		TOTAL	SOLD	AVAILABLE	PLANNED
ESTABLISHED	4	128	128	0	0
<b>TOTAL</b>	<b>4</b>				
* Active totals include both sold-out and active phases. Established totals reflect projects that have sold out units in all phases.					

## UNIT SALES BY YEAR - PORT HURON, MI

YEAR	UNITS SOLD		TOTAL SALES	AVERAGE MONTHLY SALES
	ESTABLISHED PHASES	ACTIVE PHASES		
< 1995	48		48	
1995 - 1999	80		80	6.7
2000	0		0	0.0
2001	0		0	0.0
2002	0		0	0.0
2003	0		0	0.0
2004	0		0	0.0
2005	0		0	0.0
2006	0		0	0.0
2007	0		0	0.0
<b>TOTAL</b>	<b>128</b>		<b>128</b>	<b>0.0</b> *
* - AVERAGE MONTHLY SALES FROM 2000 TO 2006				



Surveyed - July 2007

### **Planned Multi-Unit Developments**

According to city building and planning officials, there were four multi-unit housing properties pending city approvals that had not started construction by July 2007 (study cut-off date) within the Port Huron DSA. The following table provides summary information on these planned properties:

<b>PROPERTY NAME &amp; LOCATION</b>	<b>DEVELOPER</b>	<b>PROPERTY TYPE</b>	<b>TOTAL UNITS</b>	<b>PROPERTY DETAILS</b>	<b>PROJECTED OPENING</b>
MCKEOUGH LOFTS 215-219 HURON AVE.	EAST LAKE BUILDERS	MRR APTS.	6	2 1-BR'S & 4 2-BR'S \$975 to \$1,900 RENTS	FALL 2007
GOLDIES BLDG. 802-812 LAPEER AVE.	DRESCHERS	MRR APTS./ MIXED USE	8	6 UNITS-BLDG. 1 2 UNITS-BLDG. 2	UNKNOWN
EDISON SHORES- PHASE II 1064 EDISON SHORES	EDISON SHORES HOMEOWNERS ASSOCIATION	CONDO	4	4 LOTS LEFT IN CONDO SUBDIVISION	UNKNOWN
TECCUMSEH PLACE 229-231 HURON AVE.	EAST LAKE BUILDERS	MRR APTS.	8		FALL 2009
TOTAL		4	26		

There are three new multi-unit rental housing properties totaling 26 units and no new multi-unit condominium housing properties planned for the Port Huron DSA. In addition, there is one existing active condominium property, Edison Shores, that is planning four additional units at their present location. Combined, this represents a total of four multi-unit housing properties with 26 units for an average size of seven units per planned property.

### **Summary**

From our research and field survey, the following table summarizes the multi-unit housing supply within the Port Huron DSA that met the study's selection criteria:

<b>PROPERTY TYPE</b>	<b>PROPERTIES</b>				<b>UNITS</b>			
	<b>PLANNED</b>	<b>BEING BUILT</b>	<b>BUILT</b>	<b>TOTAL</b>	<b>PLANNED</b>	<b>BEING BUILT</b>	<b>BUILT</b>	<b>TOTAL</b>
RENTAL	3	1	1	5	22	6	4	32
CONDOMINIUM	0	0	4	4	4	0	128	132
<b>TOTAL</b>	3	1	5	9	26	6	132	164

Combined, there are a total of nine multi-unit housing properties planned, being built, or built in the Port Huron DSA representing 164 total units. Of these 164 units, 26 (15.9%) are planned, six (3.6%) are being built, and 132 (80.5%) are built.